

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 10

CASE NUMBER/  
PROJECT NAME

**29-DR-2005**  
**Rancho Reata**

LOCATION

Northeast corner of Jomax Road and N. Alma School Parkway

REQUEST

Request approval of a site plan and elevations for a mixed-use development.

OWNER

Kusy Co.  
602-339-6903

ENGINEER

Gilbertson Assoc., Inc.  
602-607-2244

ARCHITECT/  
DESIGNER

City Spaces  
602-266-7777

APPLICANT/  
COORDINATOR

Shelly McTee  
Biskind Hunt & Taylor  
602-955-2328

BACKGROUND

## **Zoning.**

The property is zoned Planned Commercial Center, Environmentally Sensitive Lands District Hillside District (PCC ESL HD). The purpose of the PCC District is to provide for a larger variety of goods and services than is normally found in a typical neighborhood shopping center, and promote a more economical and efficient use of the land by permitting residential uses. Development is required to be oriented towards courtyards, and residential units are required to be physically integrated with commercial establishments to create a mixed-use development.

In 2004 the original zoning case stipulations and master development plan were revised, and include the following stipulations relevant to this site (Case 105-ZN-1984#2):

- A maximum building height of 24 feet (excluding ornamental towers)
- A forty foot scenic corridor along Jomax Road
- A fifty foot minimum building setback along Jomax Road
- A ninety foot minimum building setback from the east property line

## **Context.**

This 1.8-acre site is part of a larger 25-acre master plan located at the northeast corner of N. Alma School Parkway and Jomax Road. The site is heavily vegetated with rolling terrain, and a major wash runs along the northwest side of the site.

Adjacent Uses:

- North: Wash, zoned PCC ESL HD District
- South: Golf course and homes, zoned R1-43/ESL District

- East: Vacant, zoned R1-190 ESL District
- West: Wash and future commercial, zoned PCC ESL HD District

APPLICANT'S  
PROPOSAL

**Applicant's Request.**

This is a request to approve the site plan and elevations for a new three-building office complex east of the N. Alma School Parkway and Jomax Road intersection. This office development is the first phase of a larger mixed-use development that will include a mixture of commercial and residential uses.

**Development Information:**

- Existing Use: Vacant
- Proposed Use: 3-building office complex
- Parcel Size: 1.86 acres
- Building Size: Approximately 5,000 sq.ft. for each of the 3 buildings
- Building Height Required/Proposed: 24 feet / 24 feet
- Parking Required/Provided: 50 spaces / 60 spaces
- Open Space Required/Provided: 16,061 sq.ft. / 17,000+ sq.ft.
- FAR Allowed/Provided: 0.3 (24,300 sq.ft.) / 0.18 (15,000 sq.ft.)

DISCUSSION

The proposed office buildings utilize a combination of pueblo, territorial, and western ranch architectural features and materials, and surround a courtyard to give the development a Spanish village character nestled in the desert. The stucco buildings will have a variety of brown and tan colors, with rock veneer and other color accents. The buildings will also have clay roof tiles, rough sawn wood members, wood doors and frames, and black metal accents. Bell towers and chimneys are also provided. The courtyard orients toward the existing wash to the west.

One point of access will be provided from Jomax Road, and a large buffered setback along Jomax Road will remain in its natural state. Landscaping is provided through-out the site using desert plant materials and other low-water use vegetation.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

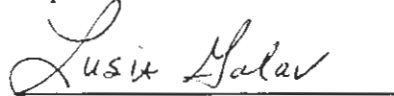
**STAFF CONTACT(S)**

Tim Curtis, AICP  
Project Coordination Manager  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



Tim Curtis, AICP  
Report Author



Lusia Galav, AICP  
Interim Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**RANCHO REATA  
PARCEL A  
Project Narrative**

**Case # 682-PA-2004**

**OVERVIEW**

Rancho Reata is an approximately twenty five (25) net acre mixed-use development to be located at the northeast corner of Alma School and Jomax Roads (the "Property") in the northern portion of the City of Scottsdale ("Scottsdale"). The Property, formerly known as the "Cookshack" parcel, was zoned in 1984 to Planned Community Center, Hillside District (now referred to as "PCC ESL"). An amendment to the 1984 zoning stipulations was approved in 2004. Parcel A is a 1.86 acre parcel located at the southeast corner of the Property adjacent to the Reata Pass Wash.

**REQUEST**

This request is for Development Review Board approval of the site plan, building elevations, and the landscape plans for Parcel A.

**CONTEXT**

The Property is surrounded by resort, master planned communities and residential land uses. The area surrounding the Property includes a mix of zoning categories (PCC, C-2, R1-18, R1-35, R1-43, R1-190 and OS) and land use designations (commercial, suburban neighborhood and rural neighborhood). The development in the area includes the master planned communities of Estancia, Troon Village and Desert Highlands. Additionally, commercial and residential uses are proposed for the remainder of the Property.

**ZONING DISTRICT**

The PCC zoning district has the following stated purpose in the City Zoning Ordinance:

**ATTACHMENT #1**

29-DR-2005  
4/18/2005

The purpose of the planned community center district is to provide for a larger variety of goods than is normally found in a typical neighborhood shopping center. It is further intended to provide for a group of shoppers' goods, personal, professional, repair, business and financial services. It is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity.

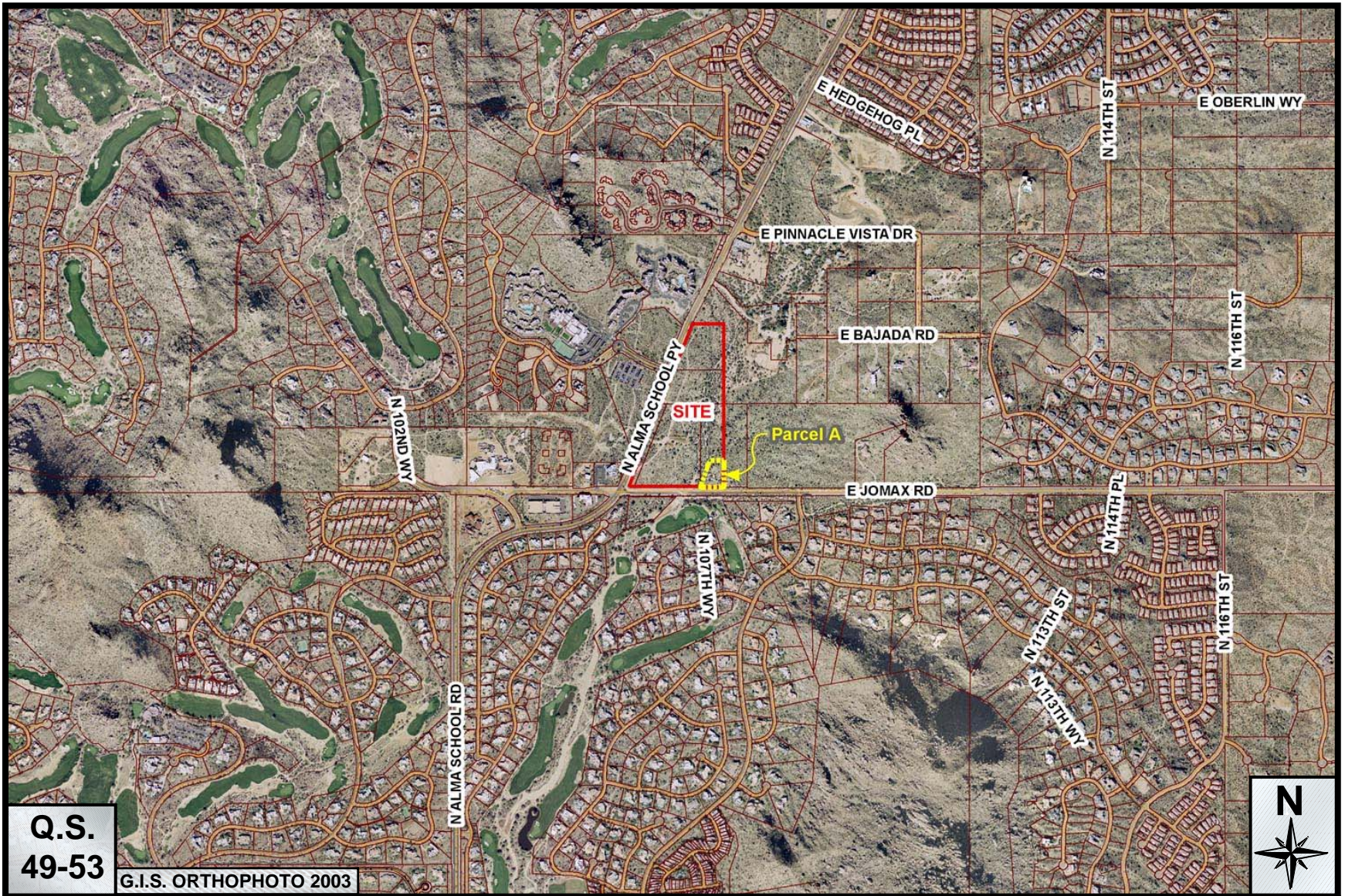
The PCC zoning district promotes development with a mixture of uses, including retail, office and residential, to allow for development of a "live, work and play" environment.

As a result of the 2004 zoning stipulation amendment, additional limitations were placed on Parcel A. Specifically, the building height is limited to twenty four (24) feet, the minimum building setbacks along the southern and eastern property boundaries were increased and the use was limited to commercial.

### **DEVELOPMENT PLAN**

Parcel A will be developed with three 5,000 square foot buildings oriented towards a courtyard which takes advantage of the natural beauty of the Reata Pass Wash running through the Property. The thematic character and architectural style for Parcel A will compliment Scottsdale's historic western heritage by showcasing southwestern building themes utilizing a combination of pueblo, territorial and western ranch architectural features and materials. In addition, the architecture of the buildings on Parcel A will incorporate a small village planning pattern designed to depict structures built over time. The development will contain three (3) individual buildings each having a unique foot print and elevation. The buildings will be integrated by the use of architectural elements, landscape, and pedestrian and vehicular circulation.



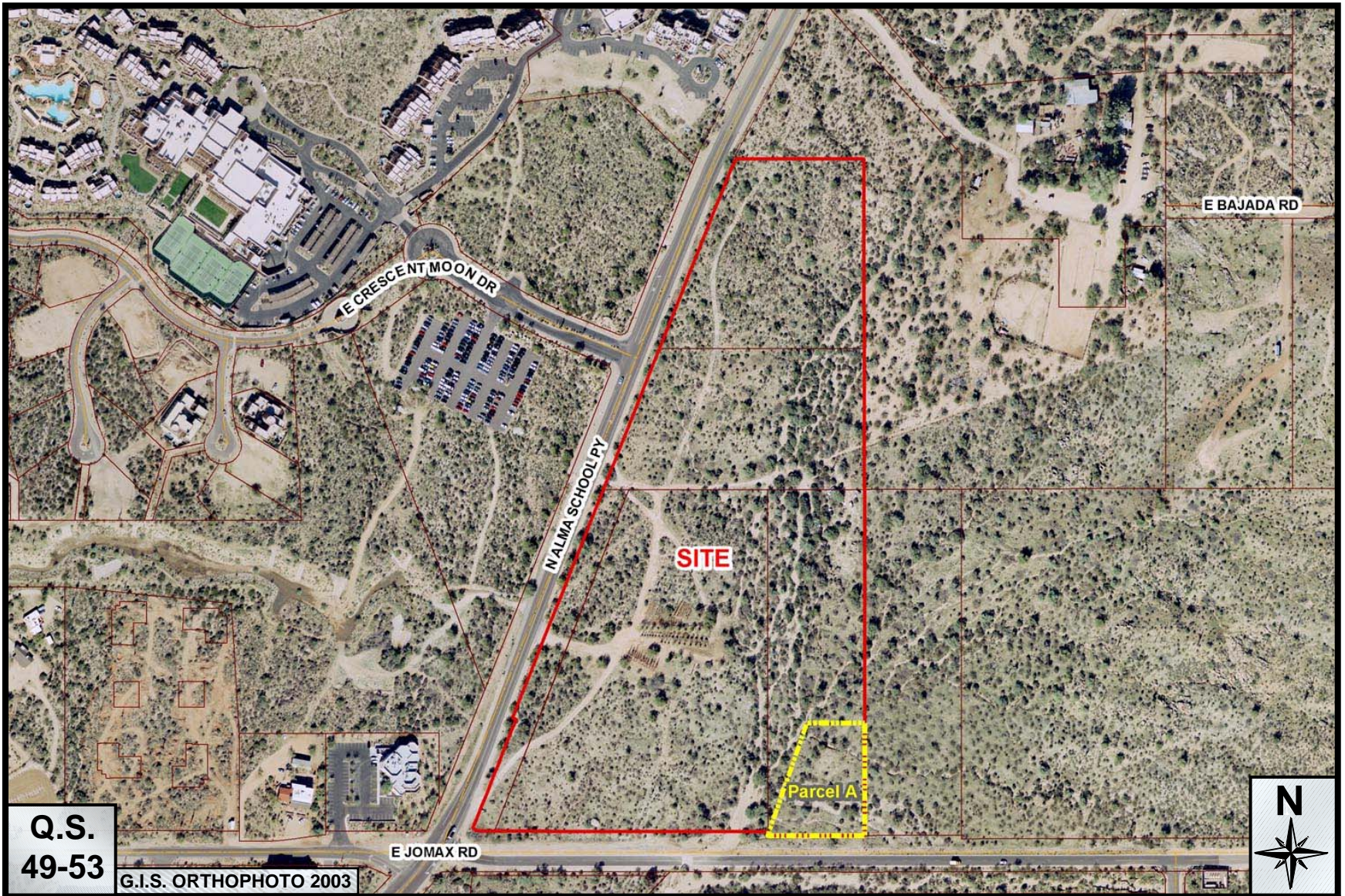


Rancho Reata

29-DR-2005

ATTACHMENT #2



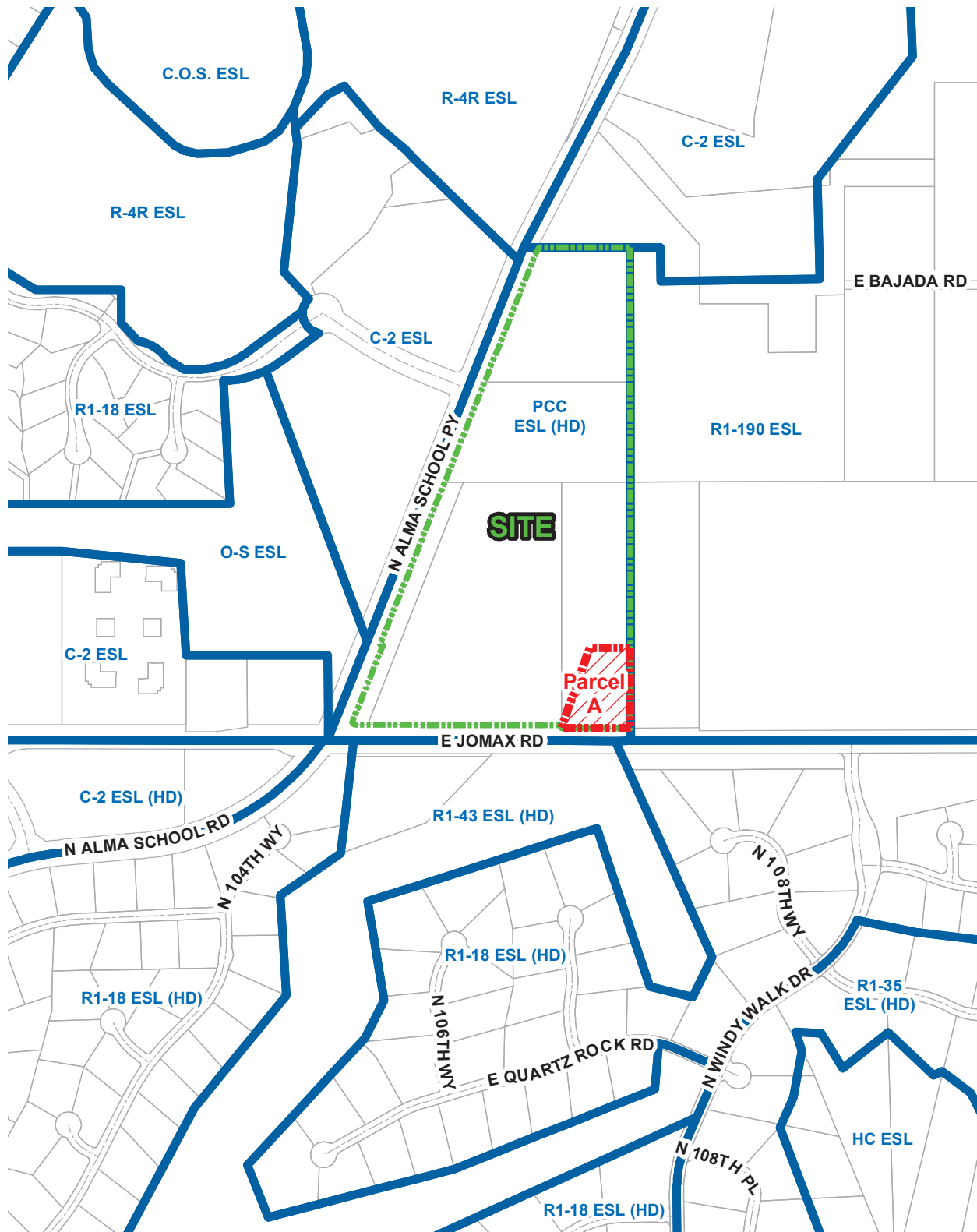


Rancho Reata

**29-DR-2005**

ATTACHMENT #2A





29-DR-2005

ATTACHMENT #3



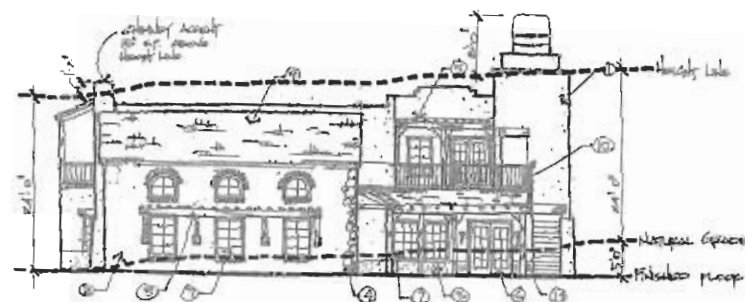
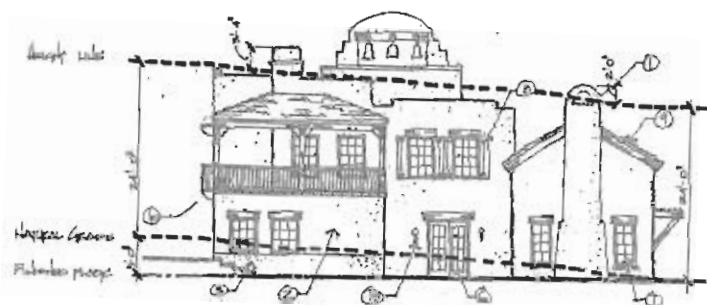
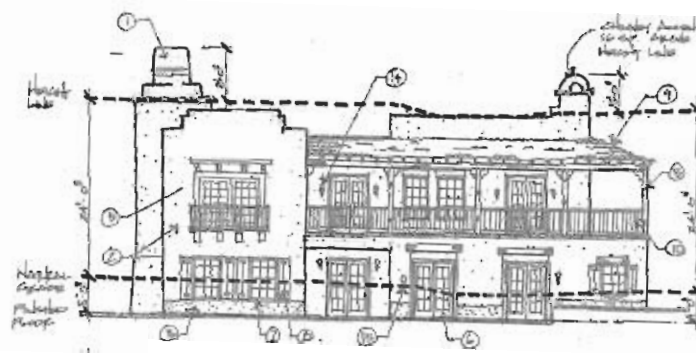
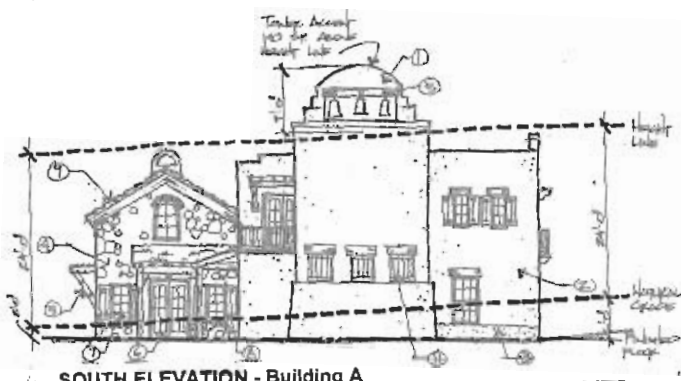




PLANTING PLAN  
L1

-DR-2005 / -05 / NP-

## LANDSCAPE PLAN



- ## Keynotes

- [illegible]



**CITY SPACE**  
COMMERCIAL ARCHITECTURE  
TENANT IMPROVEMENTS

22 East Mitchell Drive #102  
Phoenix, Arizona 85012

602-468-7777 Phone  
602-468-8882 Fax

[www.cityspace.net](http://www.cityspace.net)

**Prüfer:**  
Grant Cull  
grant@citypress.net  
**Project Manager:**  
Scott Wuhderlich  
swuhderlich@citypress.net

**Rancho Reata - Parcel A**  
Ainsa School Road and Jomax, Scottsdale, Arizona

682-PA-2004

3-21-08  
AZ-774

### A4.1

Receipt date  
6/29/05

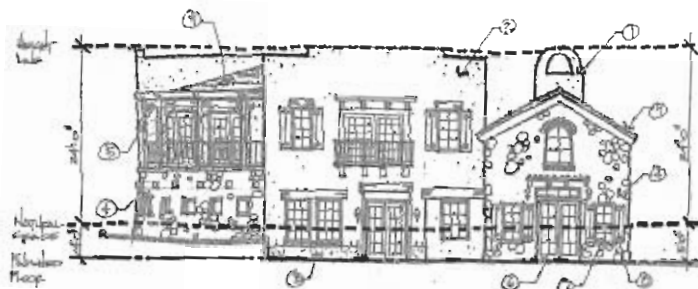
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**ATTACHMENT #6**

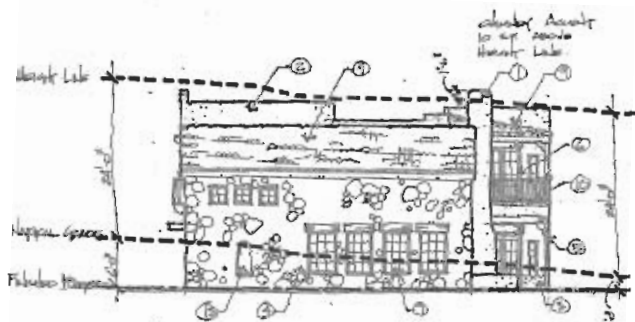




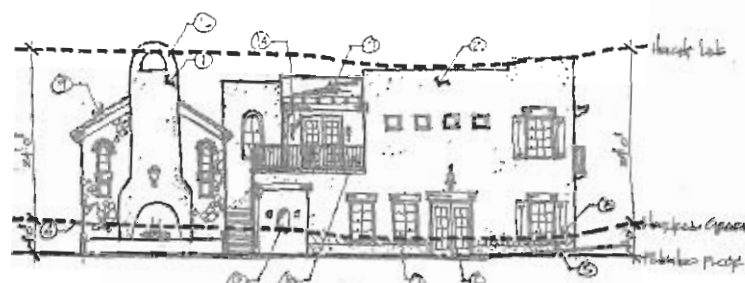
**SOUTH ELEVATION - Building B**  
18'-10"



**EAST ELEVATION - Building B**  
18'-10"



**NORTH ELEVATION - Building B**  
18'-10"



**WEST ELEVATION - Building B**  
18'-10"

### Keynotes

1. STUCCO FINISH, BROWN TEXTURE IN GENERAL, STUCCO EXPOSED, FINISH
2. STUCCO FINISH, BROWN TEXTURE, PAINT
3. PAINTED FINISH, BROWN TEXTURE, PAINT
4. PAINTED FINISH, BROWN TEXTURE, PAINT
5. PAINTED FINISH, BROWN TEXTURE, PAINT
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16. PAINTED FINISH, BROWN TEXTURE, PAINT
17. PAINTED FINISH, BROWN TEXTURE, PAINT



**CITY SPACES**  
COMMERCIAL ARCHITECTURE  
22 East Wilson Drive  
Phoenix, Arizona 85016  
602.944.7777  
www.cityspaces.net

Principal:  
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Project Manager:  
Scott Wenderlin  
swenderlin@cityspaces.net

**Rancho Reata - Parcel A**  
Alhambra School Road and Tempe, Scottsdale, Arizona

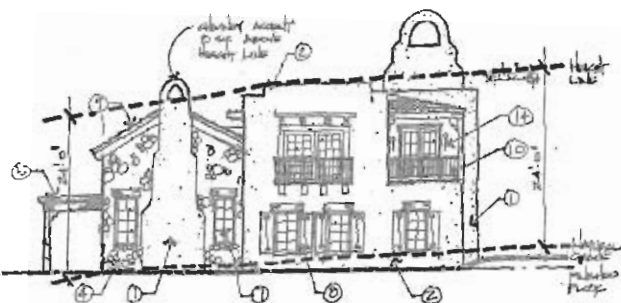
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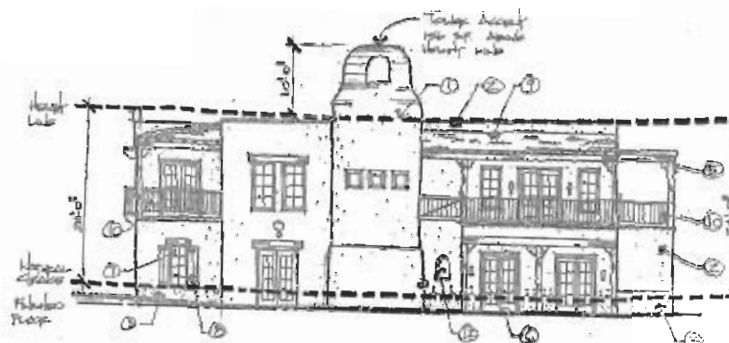
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Revised date  
6/24/05

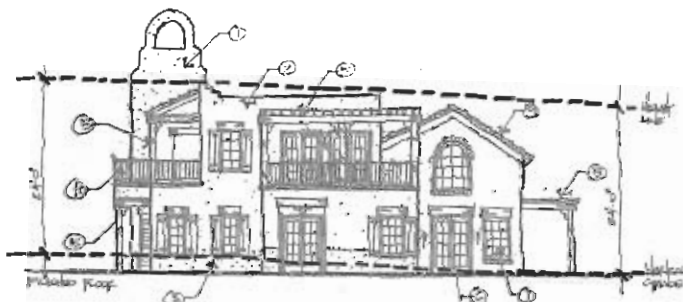
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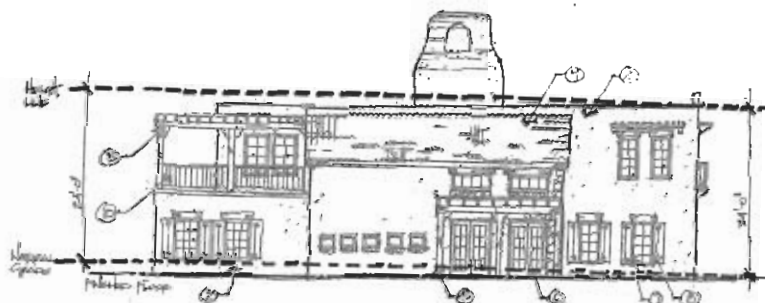
**SOUTH ELEVATION - Building C**  
12'-10"



**EAST ELEVATION - Building C**  
12'-10"



**NORTH ELEVATION - Building C**  
12'-10"



**WEST ELEVATION - Building C**  
12'-10"

# Keynotes

1. STUCCO FINISH, YELLOW TEXTURE OF MINERAL, EXTERIOR EXPOSED, PAINT
2. STUCCO FINISH, SMOOTH TEXTURE, PAINT
3. PAINTED ALUMINUM WITH ROUNDED EDGE AT STUCCO WALL
4. RANDOM PLY FORM VENEER WITH SLIGHT MODERN, DESIGN BLIND OF THREE TIES
5. EXPOSED RUSTIC BARN WOOD STRUCTURAL MEMBERS, PRUNED, SPACED AND SEWED
6. WOOD FRAME WINDOWS - PAINTED
7. WOOD SHUTTERS - PAINTED AND WEATHERED
8. SLAT TILE
9. BLACK METAL GUARDRAIL
10. BLACK METAL GRATE IN WALL OPENING
11. BLACK METAL
12. WATER FEATURE IN WALL, NONE
13. WALL ROOMS AT COVERED OR WENT DECK
14. WALL DECORATION PIECE AT DOORS WITH M. CHAIRS
15. FIREPLACE AND CHIMNEY
16. ROCK MOUNTAIN WALL



**CITY OF PHOENIX**

**COMMERCIAL ARCHITECTURE**

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480.262.7777  
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Project Manager:  
Scott Wundtlich  
swundtlich@cityofphoenix.net

**Rancho Recon - Parcel A**  
Alma School Road and Desert, Scottsdale, Arizona

Revisions  
1. 12/1/04  
2. 12/1/04  
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682-PA-2004

Rev. 01

AZ-774

**A4.3**

Receipt date  
6-29-05

29-DR-2005

RANCHO REATA  
NWC Jomax & Alma School Roads  
Scottsdale, Arizona

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
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20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

## **Stipulations for Case: Rancho Reata Case 29-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **APPLICABLE DOCUMENTS AND PLANS:**

##### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by City Spaces with a staff receipt date of 6/29/2005.
  - b. Architectural elements for materials, color, and texture, shall be consistent with the Material/color exhibit and sketch/clarification sheet submitted by City Spaces with a staff receipt date of 8/4/2005.
  - c. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by City Spaces with a staff receipt date of 6/16/05.
  - d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted City Spaces with a staff receipt date of 6/16/05.
  - e. The location and configuration of the NAOS shall be consistent with the NAOS plan submitted by Gilbertson and Associates with a staff receipt date of 6/16/05.
  - f. Building sections shall be provided to be consistent with the Site Cross Sections submitted by City Spaces with a staff receipt date of 6/29/05.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Any exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

## **ATTACHMENT B**

**Ordinance**

- A. Building height maximum shall not exceed 24 feet from natural grade as per zoning case 105-ZN-1994#2 (not including architectural towers).

**SITE DESIGN:**

**DRB Stipulations**

- 10. Applicant shall provide an accessible route from the ADA parking spaces to all building entrances.
- 11. Site plan shall be revised to list all development standards required/allowed and provided with all calculations shown.
- 12. Prior to final plans approval the applicant shall have received approval for a Land Division for Parcel A.

**Ordinance**

- B. Applicant shall obtain approval for the proposed water feature from City of Scottsdale Water Conservation Department prior to final plans submittal.
- C. Signs require separate approval and permit.
- D. Site plan shall be revised to dimension all parking spaces to meet the minimum 18 feet or 16 feet with a 2-foot overhang.

**OPEN SPACE:**

**DRB Stipulations**

- 13. At time of final plans the open space worksheet shall be revised to eliminate the area within the dedicated public right-of-way as part of the provided frontage open space.

**Ordinance**

- E. Open space worksheet shall be revised to include and identify internal parking lot landscape.

**N.A.O.S.:**

**DRB Stipulations**

- 14. At time of final plans the applicant shall dedicate a minimum of 27,879 square feet.
- 15. NAOS exhibit shall be revised to show the public utility easement adjacent to Jomax as a revegetated area with revised calculations.

**Ordinance**

- F. At time of final plans the applicant shall submit an Enhancement of NAOS application for all areas to be enhanced demonstrating plant material and irrigation method.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

- 16. All plants shall be from the Phoenix AMA plant list
- 17. Plants visible from off-site shall be from the ESLO indigenous plant list to the satisfaction of the final plans staff.
- 18. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 19. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades, except where retaining walls are permitted.



**Ordinance**

G. Revegetation. NAOS shall include trees and shrubs to match the plant density of the surrounding desert.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

20. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from the property line except for wall sconces and sign lighting.
21. Wall sconces shall not exceed 18watts as shown on the photometric plan.
22. The individual luminaire lamp shall not exceed 250 watts.
23. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
24. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
25. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
26. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. Parking lot luminaries shall be mounted with house-side shields where they could affect residential properties.
- b. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
- c. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- e. Wall mounted luminaires except the proposed wall sconces shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

27. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

28. No exterior vending or display shall be allowed.
29. Flagpoles, if provided, shall be one piece, conical, and tapered.
30. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:****Ordinance**

- H. At the time of review, the applicable zoning cases for the subject site were:  
105-ZN-1984, and 105-ZN-1984#2

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

31. The Master Drainage report and the final drainage report shall be in general conformance with the Preliminary Drainage Report for Rancho Reata Parcel A and Eagles Pass, prepared by Gilbertson Associates, Inc, dated April 14, 2005.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
32. The developer shall prepare a Master Drainage report for the entire Rancho Reata development. The Master drainage report shall be approved by the Plan Review division prior to the first set of construction documents are submitted to the One Stop Shop for plan review.
33. The developer is proposing to use underground stormwater storage pipes for this project. The developer's engineer will need to get approval from the City of Scottsdale Floodplain Administrator prior to submitting the construction documents to the One Stop Shop for a plan review.
34. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
35. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- I. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

**J. Underground Stormwater Storage:**

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

**K. Street Crossings:**

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:****Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Jomax	Major Collector ESL, Fig. 5.3-8, per COS DSPM	45 feet half street	See Note 1 and Note 2 below	Roll curb	6 foot sidewalk separated from back of curb by 5 ft.

**Note:**

1. Developer shall make 30.5' half-width roadway improvements to Jomax Road, consisting of a 4 foot half-median and 26.5-foot full street section for the length of its frontage. In lieu of making the Jomax Road improvements, the Developer may submit a plan (Master Circulation Plan) for participation in roadway improvements to the Jomax Road and Alma School Road intersection and/or full street improvements to Alma School Road (the "Alma School Improvements") with the adjacent Rancho Reata parcel property owners. The Alma School Improvements plan shall be subject to staff review and approval. The roadway improvements shall be made prior to the issuance of the final certificate of occupancy for development on the Property unless otherwise approved by the Transportation General Manager.
2. The new Jomax Road street cross section shall also be consistent with the improved (constructed) Jomax Road street sections to the east.

**DRB Stipulations**

36. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing medians on Jomax Road as necessary to provide left-turn access into and out of the site, to the satisfaction of city staff.
37. **MASTER CIRCULATION PLAN.** Prior to submitting construction documents to the One Stop Shop for the first plan review, the developer shall prepare a Master Circulation Plan and receive approval by the City of Scottsdale Transportation Department. The master plan shall include pedestrian and trail connections, required right of way and slope easements, street improvements and a discussion on construction phasing. The pedestrian circulation plans shall indicate the location and width of all sidewalks and pedestrian pathways, location of median breaks, drainage culvert installations and retaining walls.
38. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall construct right-turn deceleration lanes at all site entrances on Jomax Road, in conformance with the Design Standards and Policies Manual.
39. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the applicant shall construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines): Jomax Road - median breaks



shall be located with approximately 660 foot spacing unless otherwise approved by the transportation department. Right-in, right-out only driveways shall be located with a minimum 330 foot spacing. The developer shall dedicate a ONE-FOOT wide vehicular non-access easement on this street except at the approved driveway locations.

- 40. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 41. The developer shall design and construct one driveway onto Jomax Road in general conformance with Standard Detail #2256 for CL-1.
- 42. Additional Stipulations as project demands.

#### **Ordinance**

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

#### **INTERNAL CIRCULATION:**

##### **DRB Stipulations**

- 43. The developer shall provide a minimum parking-aisle width of 24 feet.
- 44. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

#### **EASEMENTS AND DEDICATIONS**

##### **DRB Stipulations**

- 45. Trail Easements: Prior to submitting construction documents to the City of Scottsdale, the developer shall meet with the City's Trail Coordinator to determine if any trails are required for this development. If trails are required then easements shall be dedicated for access and construction of trails may be required.
- 46. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 47. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Jomax Road and on Alma School Road except at the approved driveway location.
- 48. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### **Ordinance**

- N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

P. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

**REFUSE:**

**DRB Stipulations**

49. The developer shall provide at least one refuse enclosure.

50. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

51. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

Q. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

R. Underground vault-type containers are not allowed.

S. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

T. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

52. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
53. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

54. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
  - b. Where Water and Sewer lines shall be installed in advance of the preparation of detailed street improvement plans, the applicant shall prepare for the approval of the City a detailed Master Plan of those Streets giving precise vertical and horizontal alignment. This will be required prior to the preparation of any water and sewer plans. The street alignment for those streets shall be staked by the developer and inspected on-site by the City to ensure minimal environmental and hydrological impact.

**Ordinance**

- U. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

55. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
56. Where Water and Sewer lines shall be installed in advance of the preparation of detailed street improvement plans, the applicant shall prepare for the approval of the City a detailed Master Plan of those Streets giving precise vertical and horizontal alignment. This will be required prior to the preparation of any water and sewer plans. The street alignment for those streets shall be staked by the developer and inspected on-site by the City to ensure minimal environmental and hydrological impact.
57. On-site sanitary sewer shall be privately owned and maintained.
58. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- V. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

59. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]